

From:
To: [Site Allocations Plan](#)
Subject: PDE00018_Comments on site at Coach Road, Guiseley
Date: 02 October 2015 16:06:43

Please see below my comments on the proposed housing site at Coach Road, Guiseley

I do not consider the plan to be sound

Tests of soundness:

Justified

Why you think the Plan is unsound:

Greenbelt: The green areas which make Guiseley a pleasant area to live in are being eroded away year on year by housing developments. Guiseley is losing its distinct character as a town and becoming part of a urban sprawl.

Local services/facilities: Doctors and dental services in Guiseley are under too much pressure already the increased population from all the additional housing will push these services to breaking point. The Highroyds development was supposed to provide these services for its own residents but this has not happened and the local services are bearing the brunt of this. The infra-structure to enable larger populations in Aireborough needs to be put in place before any development is even considered, this has not happened in previous development locally and we are now suffering the consequences

Schools: local schools have had to increase numbers of intake without the facilities and space to do so. This has resulted in our children being taught in large 30+ classes in cramped facilities. Where does the council expect the children from this development to attend school?

Highways/transport: The traffic situation in the whole of Guiseley is intolerable. Both at peak times with commuters & at weekends with shoppers going to Westside Retail Park the Park Road corridor is stationary or crawling. There are frequent accidents at the junction of Hawksworth Lane /Hollins Hill, again as part of the planning permission granted to the Highroyds development there were supposed to be works undertaken at this junction which has never happened. The above development would be directly feeding upwards of 100 cars a day wherever the site access was, this would lead onto the Park Rd/Hollins Hill/Hawksworth Lane corridor. I understand traffic surveys were undertaken by the council during school holidays and as such either inadvertently or deliberately have produced an incorrect picture of the true traffic problems in Guiseley.

Change(s) you consider necessary to make the Plan sound:

The plan is not justifiable as the detrimental effects to public services, schools, and traffic would be intolerable in Guiseley. The infra-structure of Guiseley cannot sustain additional population of these levels. Guiseley has had way more than its fair share of developments in the last few years & has become a very different place to live from when I moved here 13 years ago. The intrinsic character of Guiseley is being spoilt and Planners are riding roughshod over the views and valid opinions of a local community. The Council needs to show it is able to enforce requirements from Developers to get the correct infrastructure in place before any development commences, as they have failed miserably at this in the past.

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